



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 4, 2011

1101-REZ-01

Exhibit 1

Petition Number: 1101-REZ-01

Subject Site Address: 1901 State Road 32 West

Petitioner: Rick and Jennifer Lane

Request: Change in zoning from the SF-5 District to the GB District

Current Zoning: SF-5

Current Land Use: Commercial/Vacant

Approximate Acreage: 0.67 acre

Exhibits:

1. Staff Report
2. Aerial Location Map
3. TAC Letters
4. Petitioner's Proposal

Staff Reviewer: Kevin M. Todd, AICP

Petition History

This petition was introduced at the December 13, 2010 City Council meeting and appeared before the Technical Advisory Committee on December 21, 2010. It is scheduled to receive a public hearing at the January 4, 2011 Advisory Plan Commission (the "APC") meeting.

Procedural

- Change in zoning requests are required to be considered at a public hearing. The public hearing for this petition will be held on January 4, 2011 at the APC meeting.
- Notice of the January 4, 2011 public hearing was provided in accordance with the APC Rules of Procedure.
- The recommendation from the APC to the City Council may be made at the January 18, 2011 APC meeting.

Project Overview

The subject property is located on the south side of State Road 32 and includes the second and third properties west of Eagletown Road (the "Property"). The Property is approximately 0.67 acre in size, and a portion of the Property previously housed a fence contractor, Pin-Oak-Portable-Pens.



The petitioner's proposed use of the Property is for an auto-repair and auto sales business.

Big Picture Discussion Items

Comprehensive Plan

The Westfield-Washington Comprehensive Plan (the "Comprehensive Plan") identifies several themes for guiding the future development of Westfield-Washington Township. The applicable developmental themes are as follows:

- **Buffers & Transitions** – The Comprehensive Plan encourages "appropriate" buffers and transitions between commercial and non-commercial uses. The Zoning Ordinance establishes buffer yard requirements between differing uses and districts. Since the adoption of the Comprehensive Plan, there has not been a proposal to modify the existing buffer yard requirements. Any development of the Property would be required to follow the City's existing buffer yard and landscaping requirements.
- **Connectivity** – The Comprehensive Plan encourages not only vehicular connectivity, but also pedestrian connectivity. The Eagletown area, including the Property, does not currently have sidewalks or other pedestrian ways. However, as a part of INDOT's State Road 32 road project in Washington Township, sidewalks have been constructed within the right-of-way. Ultimately, it is likely that there will be a sidewalk or sidewalks that run parallel to State Road 32 through Eagletown.
- **Contiguous Growth** -- The Comprehensive Plan encourages that new development be contiguous to other, existing development. The Property is contiguous to existing residential and nonresidential development in the Eagletown area.
- **Access Control** – The Comprehensive Plan encourages the development of an access management plan. Since the adoption of the Comprehensive Plan, an access management plan has not been adopted. The Property is currently accessed from a wide access point on State Road 32. It could also be accessed from Eagletown Road (once combined with the property at the southwest corner of State Road 32 and Eagletown Road) or by the unimproved alley that runs along the southern edge of the Property.

The Comprehensive Plan also identifies this area as being within the Village of Eagletown. The recommendations for the Village of Eagletown include the following:

- **Design continuity of the north and south sides of State Road 32** – This vision may be difficult to achieve if property in Eagletown comes forward for redevelopment in a piecemeal manner. An



overall master plan or set of specific guidelines for Eagletown may help achieve this recommendation. A master plan for Eagletown has not been created.

- **Pedestrian Friendly** – The Comprehensive Plan encourages that the redevelopment of Eagletown take place in a manner that is friendly and safe for pedestrians. There has not been any redevelopment in Eagletown since the adoption of the Comprehensive Plan. There are no existing pedestrian facilities within the Eagletown area. INDOT’s State Road 32 road project will likely add sidewalks along State Road 32, though designs of this area of the highway have not been finalized.
- **Street Presence** – The Comprehensive Plan encourages new structures to be built at or near the front of the property, where feasible. It also discourages deep setbacks and large parking lots in front of buildings. The Property is not deep, and any future buildings on the Property should consider any future right-of-way needs for the State Road 32 road project.
- **Appropriate Land Uses** – The Comprehensive Plan identifies “Commercial, including retail and service” uses as appropriate in the Village of Eagletown. Auto repair and auto sales would seem to fit into that description.

State Road 32 Right-of-Way

It is unknown at this time what INDOT’s needs are for right-of-way along this segment of State Road 32. Staff and the petitioner will continue to be in communication with INDOT regarding this item and should have some more information by the January 18, 2010 APC meeting.

Public Policy

Westfield Comprehensive Plan (2007, as amended)

See discussion above under “Big Picture Discussion Items” regarding the Comprehensive Plan.

Westfield Thoroughfare Plan (2007, as amended)

The Westfield Thoroughfare Plan (the “Thoroughfare Plan”) classifies State Road 32 as a “Primary Arterial 1”. The recommended right-of-way width for a Primary Arterial 1 is 150 feet. It has yet to be determined in INDOT will require that much right-of-way through the existing Eagletown area. The Thoroughfare Plan classifies the adjacent segment of Eagletown Road as a “Collector”. The recommended right-of-way width for a Collector is 100 feet.



Park & Recreation Master Plan (2005)

The Westfield Parks & Recreation Master Plan focuses on the build-out and development of the community's existing parks and trail systems. The Property is not within or adjacent to an existing park or trail.

Water & Sewer System

The Property is currently on private well and septic systems. City water and sewer facilities are not adjacent to the property and it is unknown at this time when the facilities would be available on the Property.

Annexation

The Property is adjacent to, but not currently within the corporate boundaries of the City of Westfield. It is anticipated that a condition of any rezoning approval would require the Property be annexed into the City.

Well Head Protection – Ord. 05-31

The Property is not within a wellhead protection area.

Statutory Considerations

Indiana Code 36-7-4-603 states that reasonable regard shall be paid to:

1. The Comprehensive Plan.
2. Current conditions and the character of current structures and uses.
3. The most desirable use for which the land is adapted.
4. The conservation of property values throughout the jurisdiction.
5. Responsible growth and development.

Staff Comments



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

January 4, 2011

1101-REZ-01

Exhibit 1

1. No action is required at this time.
2. Prior to the final deposition, the petitioner will make any necessary revisions to the proposal base on APC and public comments.
3. If any APC member has questions prior to the public hearing, then please contact Kevin Todd at 379-6467 or ktodd@westfield.in.gov.